

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, November 3, 2015**  
**Bucksport Town Office**  
**50 Main Street**

**AGENDA**

1. **Roll Call**

<input type="checkbox"/> Mary Jane Bush	<input type="checkbox"/> Steve Feite	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Brian MacDonald	<input type="checkbox"/> Christopher Johnson	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
2. **Review and Acceptance of Minutes**
3. **Chair's Report**
4. **Code Enforcement Officer's Report**
5. **Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.
6. **Unfinished Business:** None
7. **New Business:**
  - A. Application for approval to amend an approved subdivision. The applicant proposes to divide a lot in the Jacob Buck Subdivision on Jacob Buck Pond Road.  
Applicant: Holly & Phillip Lutz
8. **Administrative Business**
9. **Discussion**
10. **Adjournment**

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, November 3, 2015**  
**Bucksport Town Office**  
**50 Main Street**

**MINUTES**

1. **Roll Call:** The code enforcement officer called the roll. The following members were present (if box is checked):

<input type="checkbox"/> Mary Jane Bush	<input checked="" type="checkbox"/> Steve Feite	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Brian MacDonald	<input checked="" type="checkbox"/> Christopher Johnson	<input checked="" type="checkbox"/> Edward Belcher
<input checked="" type="checkbox"/> David Grant		

Staff present : Jeff Hammond Code Enforcement Officer

2. **Review and Acceptance of Minutes:** Minutes from the October 6<sup>th</sup> and October 20<sup>th</sup> meetings were reviewed.

MOTION: (CJ) To accept the minutes as written

SECOND: (GH)

DISCUSSION: None

VOTE: 3-0-2 MOTION ADOPTED (Members MacDonald and Feite abstained because they were absent at both meetings.)

NOTE: Member Grant arrived after this vote.

3. **Chair's Report:** No report
4. **Code Enforcement Officer's Report:** The CEO reported that Bucksport Generation LLC had filed for Chapter 11 protection. This company operates the power plant at the former Verso Mill property.
5. **Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

No public comments were submitted.

6. **Unfinished Business:** None

7. **New Business:**

- a. Application for approval to amend an approved subdivision. The applicant proposes to divide a lot in the Jacob Buck Subdivision on Jacob Buck Pond Road. Applicant: Holly & Phillip Lutz

Applicants Holly and Phillip Lutz were present. Member Hanson identified a personal relationship with the applicants. After discussion on the possibility of a bias from Mr. Hanson, a motion was made:

MOTION: (EB) Member Hanson has not demonstrated a bias.

SECOND: (DG)

DISCUSSION: None

VOTE: 5-0-1 MOTION ADOPTED (Member Grant abstained)

The CEO explained the purpose of the amendment. The applicants wished to divide their lot in the Jacob Buck Pond Subdivision into two lots, a front lot and a rear lot. The front lot would serve their home and the other would be developed with a residence for a family member.

Surveyor Alan Gordon Jr. answered questions from the board about the proposed access to the rear lot.

The board reviewed the development standards and found that the lot size and frontage standard and the solid waste disposal standard were applicable. The CEO informed the board that the two new lots would be in conformance with dimensional standards, and the applicant has provided evidence that soils are suitable to support a septic system.

After further discussion, a motion was made:

MOTION: (DG) To approve the subdivision amendment.

SECOND: (SF)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

8. **Administrative Business:** None
9. **Discussion:** The board held a brief discussion about the Chapter 11 filing mentioned earlier in the meeting by the CEO.
10. **Adjournment:** 7:10PM

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary